



**City Council
Regular Meeting
Tuesday, August 15, 2006
7:00 P.M.**

The regularly scheduled meeting of the Trinity City Council was held on Tuesday, August 15, 2006 at the Trinity Memorial United Methodist Church.

MEMBERS PRESENT: Mayor Frances Andrews, Council members Karen Bridges, Phil Brown, Barbara Ewings, Bob Labonte, Barry Lambeth, Dwight Meredith, Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: None

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Administrator, Adam Stumb; City Clerk/FO, Debbie Hinson; Andy Larrick, Davis-Martin-Powell and Associates; Members of the Press; and other interested parties.

Call to Order

Mayor Andrews called the August 15, 2006 Regular Meeting of the Trinity City Council to order at 7:00 pm.

Pledge of Allegiance

Mayor Andrews led the Pledge of Allegiance.

Invocation

The invocation was given by Council member Reddick.

Welcome Guest and Visitors

Mayor Andrews welcomed and thanked all persons in attendance and for their interest in the City.

Public Concerns and Commendations

Beverly Nelson, Archdale/Trinity Chamber; Ms. Nelson issued an invitation to Mayor, Council, staff, and citizens to the 21st Bush Hill Festival.

Opening Comments from Members of Council

None

Consent Agenda

All items on the Consent Agenda are considered routine and will be enacted by one motion without discussion. If a City Council member requests discussion of an item, the item will be removed from the Consent Agenda and considered separately.

1. Consideration of minutes: July 11, 2006 Pre-agenda Meeting
2. Consideration of minutes: July 11, 2006 Special Meeting
3. Consideration of minutes: July 18, 2006 Regular City Council Meeting
4. Consideration of minutes: July 18, 2006 Special Meeting

Mayor Andrews called for changes or discussion for the Consent Agenda. Hearing no changes, Mayor Andrews called for a motion to accept the Consent Agenda as presented.

Motion by Council member Ewings to accept the Consent Agenda, seconded by Council member Talbert and approved unanimously by all Council members present.

Unfinished Business

5. Proposed Contract With Randolph County Sheriff's Office.

Mayor Andrews called for Attorney Wilhoit's comments regarding this item.

Attorney Wilhoit discussed conversations between himself, Manager Bailie and Amy Scotton, representing Randolph County. We are trying to make sure that everything is covered from the standpoint of making sure that they remain independent contractors.

Sheriff Hurley agreed with Attorney Wilhoit's comments and advised Council that they were excited about this opportunity. Sheriff Hurley introduced Deputy Troy Albright and advised Council once the agreement was worked out Deputy Albright would be the Deputy assigned to Trinity. He also introduced Lieutenant King who was from this area and was currently working with Deputy Albright.

At this time, Mayor Andrews called for a motion to table this item until the agreement was worked out.

Council member Meredith made a motion to table this item.

There was further discussion concerning the need to get this item worked out before another month if possible due to the promise to the citizens to have a deputy in place during the budget process.

Attorney Wilhoit discussed the Contract presented to the Sheriff's Department by the City and what the County wanted to investigate prior to the agreement. They want to make sure that all the terms coincide with their County coverage insurance and make sure everyone is covered when the officer is working. He will not be an officer of the City of Trinity. However the City will be entering into a contract with the Sheriff Department to provide some extra surveillance in the City and the County wants to address this issue to make sure that everyone is covered. Ms. Scotton feels that she can have some terms addressed by the Pre-Agenda Meeting in September.

After further discussion concerning the possibility of taking action to proceed with the full time officer and taking action on the part time officer at another meeting Attorney Wilhoit advised Council to wait until a final contract was agreed upon.

At this time ***Councilmember Reddick seconded the motion to table this item until next month, and approved unanimously by all Council members present.***

New Business

6. Special Intensity Allocation Request from Veco Plan

Mayor Andrews opened this item and asked Mr. Stumb to brief Council on this item.

Mr. Stumb advised Council Veco had requested that Special Intensity Allocation be made from 24% to 33%. This is needed to add approximately 25,000 square feet of office and warehouse as well as some additional parking in front and additional storage in the rear.

This company produces large industrial shredding machines to shred plastic and paper. They do not make the shredders at this location but do some assembly of the shredders at this location on the back of trucks or take the units to industrial sites for installation and assembly.

The Planning Board did recommend approval of this request at their last meeting. Staff also recommends the approval of this request for Special Intensity Allocation.

Motion to approve the Special Intensity Allocation by Council member Talbert, seconded by Council member Ewings and approved unanimously by all Council members present.

7. Proposal From Davis-Martin-Powell & Assoc., Inc. To Provide Engineering And Construction Administration For Cold Brook Ct. Paving Project And To Assess Condition Of Remaining Roads In Stone's Throw Subdivision.

Mayor Andrews opened this item and turned the discussion over to Andy Larrick, Davis-Martin-Powell and Associates.

Mr. Larrick advised Council this proposal was submitted by Davis Martin Powell to provide engineering services for paving Cold Brook Court. Residents on this street petitioned the City to take over this privately owned street. As part of this process the City will contribute funds and the residents will share in the cost as well. Our proposal will take care of planning, design, and special services prior to pavement of the street. We also outline in this proposal the estimated construction costs as well as our engineering costs of planning, design, and construction inspection.

Manager Bailie advised Council that Davis-Martin-Powell had 2 proposals and required two (2) actions. One (1) is as Andy described for Cold Brook Court and the other is to do engineering services for the remainder of the roads in the Stones Throw Subdivision on an hourly reimbursement basis with a ceiling of \$1,500.00.

Council members and Mr. Larrick discussed the proposed total costs. Mr. Larrick advised Council that the total project costs was \$38,500.00 and included construction costs of approximately \$30,000.00, technical services of approximately \$5,500.00 and Construction Contingencies of approximately \$ 3,000.00. This is the construction and engineering services for Cold Brook Court. Manager Bailie advised Council that the residents would be responsible for ½ of these costs.

There was discussion concerning what areas were covered in the \$38,500.00 estimate. Manager Bailie advised Council the \$38,500.00 costs was for the estimated construction and engineering costs of Cold Brook Court and would be divided equally between the City and the residents. If the costs are more or less for this project the total project cost would be divided equally between the City and the residents. Davis-Martin-Powell's share of this project is \$5,500.00 to do the design, inspections and the construction administration of the \$38,500.00 (Cold Brook Court) project. The \$1,500.00 costs are separate from the Cold Brook Project and are the costs for Davis-Martin-Powell to review and provide pre-assessment for the remaining roads in the Stones Throw Subdivision.

Council member Talbert made a motion to proceed with Cold Brook Court only, seconded by Council member Meredith.

Prior to the vote Council member Bridges discussed her feelings concerning the City pursuing the possibility of taking over other streets in the City and even though she understood the reasons for it was not really comfortable with the City taking over entire subdivisions at this point in time. It was her feeling that the City would not recoup the amount of dollars required to keep the streets maintained and was not sure this was something that Trinity should pursue at this time.

Council member Lambeth discussed how this would show a sign of good faith to NCDOT and how it would be cheaper to do work then than to come back to it later. Council members also discussed the lack of request from other citizens in the area for the city to assume maintenance of their streets and the fact that this was something that the City is putting forth.

Council members discussed what the study that Davis-Martin-Powell proposed would include and how this would give Council some idea what costs would be involved to take over other the other streets in this subdivision?

Manager Bailie explained that because of the requirement that a street must belong to a City to qualify for Powell Bill expense the \$1,500.00 for the second proposal may not be Powell Bill eligible. She also discussed the advantages of taking over subdivisions, one of which was snow removal. If the City has roads scattered about it will cost more to clear roads like this instead of an entire subdivision where the streets are concentrated.

After this discussion, members of Council unanimously approved Council member Talbert's motion to proceed with Cold Brook Court.

Mayor Andrews called for discussion or motion for the proposed \$1,500.00 costs to provide assessment of the remaining streets in the Stones Throw Subdivision.

Manager Bailie advised Council members that NCDOT would like for the City to assume the maintenance for more of the roads. It is their attitude that Trinity is receiving Powell Bill Funds, but has not been assuming maintenance of any roads. Relationships are better if we show that we are doing this.

After discussion among Council members concerning the \$1,500.00 proposal for pre-assessment by Davis-Martin-Powell, ***Motion by Council member Lambeth to proceed with approval of the proposal for pre-***

assessment as presented, seconded by Council member Ewings, and approved 7 to 1 with Council member Bridges voting Nay.

After the vote, there was a brief discussion between Council member Lambeth and Manager Bailie concerning the progress made on Morgan Street. Manager Bailie advised Council that she would check the status on this street.

8. Wastewater Projects Update (Andy Larrick, Davis-Martin-Powell & Assoc.)

After Mayor Andrews opened this item, Mr. Larrick reviewed the monthly projects process report and preliminary progress report (below).

**City of Trinity
Davis-Martin-Powell and Associates
Monthly Projects Progress Report
August 8, 2006**

Phase 1 – Sewer Extensions

- Phase 1 extensions along Finch Farm Road, County Meadows Lane, Dawn Acres Lane, and Shadydale Acres Lane
 - Main line construction and service installations complete
 - Punch list items being addressed
- Phase 1 pump station site and meter site improvements
 - Construction complete at meter site
 - Plants are in place and mulching will be completed soon at the pump station site

Colonial Heights Area - almost 100% complete- Pump Station start up on Thursday- The pump representative will start up and make sure everything is working- Test on Wednesday for standby power generator-

- All mains and taps have been installed
- Driveways have been repaired
- Yards being restored
- Forcemain installation completed except for testing
- Punch list items being addressed

Phase 2 Sewer Extension –design complete – advertisement ran past week – bid project – few easements to acquire for this project

- Construction plans are complete and have been submitted to all Agencies
- Easement surveying complete and strip maps are complete
- Preparation of legal descriptions are complete
- R/W Agent working with property owners, approximately 75% of the easements are acquired
- Bid date is September 14th

Darr Road Area – Construction – contractor behind schedule- trying to finish up Colonial Heights- are having to deal with rock in this area- updated schedule and they have a plan to get back on tract

- Construction underway
- Right of ways have been cleared
- Pump station structure, valve vault, and 700 feet of the outfall toward Lake Darr road has been installed

Phase 3 Sewer Extension-

- Detailed pipeline routing exhibits prepared for all areas
- Plan/profile drawings finalized for Lakewood area
- Plan/profile drawings being finalized for Hopewell, Jerry St, area
- Forcemain back to Phase 2 along Interstate is designed
- Plan/profile drawings being developed for the Wood Acres area

Preliminary Completion Schedules – August 8, 2006

<u>Phase 1 Extension</u>	
Complete Construction	August, 2006
<u>Colonial Heights</u>	
Complete Construction	August, 2006
<u>Darr Road Area</u>	
Begin Construction	July, 2006
Complete Construction	January, 2007
<u>Phase 2 Project</u>	
Advertise for bids	August 13, 2006
Acquire easements or begin condemnation	September 14, 2006
Open bids	September 14 2006
Tentative award contract	September 19,2006
Receive all permits	October 5, 2006
File any required condemnations	October 19, 2006
Begin construction	November, 2006
Complete construction	December, 2007
<u>Phase 3 Project</u>	
Begin Design	December, 2005
Complete design	October, 2006
Receive Permits and Acquire Easements	February, 2007
Begin Construction	August, 2007
Complete Construction	January, 2009
<u>Phase 4 Project</u>	
Begin Design	Spring, 2008
Complete Construction	Fall, 2012
<u>Phase 5 Project</u>	
Begin Design	Spring, 2010
Complete Construction	Fall, 2014

9. Appointment To Infrastructure Committee

Gwyn Riddick (Ward 4) to complete the unfilled term of Raymond Hill that expires on 12/31/06.

Mayor Andrews opened this item for discussion and or motion.

Motion by Council member Brown to appoint Mr. Gwyn Riddick to the Infrastructure Committee, seconded by Council member Ewings and approved unanimously by all Council members present.

Business and Closing Comments from Mayor and Council

Council members

Council member Lambeth gave an update on a young man that had been hit by a car. He advised Council and members of the audience that he had completed all of his surgeries and had made some signs of response.

Business from City Manager

Turnpike Industrial Park Summit

Manager Bailie advised Council members that a meeting had been set for September 21, 2006 at 7:00 p.m. This is an effort to invite all of the property owners of this area along with Bonnie Renfro and Harry Lane, Randolph County EDC; Gregg Stabler, Davidson Water; David Townsend, Public Works Director and

Engineer, Randolph County; Randy McNeill and myself and anyone else who would like to attend. The purpose of this meeting will be to assess their needs and to provide information on grants for job creation for business expansion.

Hook-up Grants –CDBG

Manager Bailie discussed action taken by Council a year or so ago where council suspended payment of tap fees by low-income individuals who may qualify for CDBG funds under that agency's program which pays tap fees and connection costs. Once per year the funding agency allows municipalities to preliminarily apply for this funding. We have identified 11 residents in Country Meadows and Colonial Heights that might qualify. The window for this is August 28, 2006. We will apply for funding at that time and if we are approved will come back to Council for final action. The maximum grant is \$75,000.00. We have calculated approximately \$3,000.00 per person.

Land Development Plan

We are holding another Community Meeting on September 14, 2006. This will be a drop-in style meeting from 5:30 to 8:00. Prior to the meeting we will do a newsletter devoted to the Land Development Plan. We are investigating the costs of preparing the letter in color that will let citizens see what we are looking at doing.

A& T Senior Landscape Architecture Class

Mr. Kron is teaching a Senior Landscape Architecture class at A&T this fall and he has chosen Trinity as the project for his students. He has nine (9) students in his class and plans on dividing them into three (3) groups of three (3) and assign one (1) group to Old Town, one (1) to New Town, and one (1) to a connectivity project of pedestrian and streetscape connectivity between the Old Town and New Town. Some of the things that they will be looking at are standard for infill development, architecture and unified themes, and those types of things. Part of their assignment will be to hold a Community Meeting which is currently scheduled for sometime around October 16, 2006 to present their designs to the public and to get input. They will also be required to present their work to City Officials possibly at a Regular Council Meeting in November or December.

Mr. Kron is planning to bring the students on a tour of Trinity on Wednesday, August 30, 2006. We are planning a reception for the students at City Hall from 2:00 to 2:30 and invite you to attend.

Recycling Site

David Townsend has advised me that he has agreement from the County Commissioners and Guil-Rand to move the site behind the Fire Station behind Surret Drive. The access will be from Mendenhall Road. If there are no zoning issues, the site should be complete in about 30 days.

Commendation

Manager Bailie commended Mayor Andrews for her efforts with the Northwest Randolph County Arts Council. They held a fund raising dinner, silent auction, and band performance to raise money for the Community Band. This was fabulous. It was very enjoyable and I wanted to commend Mayor Andrews on this.

Prior to continuing with the Thoroughfare Overlay discussion Mayor Andrews called for a 5 minute break.

C. Thoroughfare Overlay District

1. Purpose

The Thoroughfare Overlay District is established to encourage development and redevelopment which preserves the visual quality and functional operation of major roadways, enhances the visual image of the community, promotes orderly growth, livability, traffic safety and preserves property values.

Consideration is given to the interests of property owners, to the overall good of the community and to the enhancement of the City's safety, welfare, well being and aesthetic character.

Consensus on purpose?

08-15-06

Mayor Andrews opened this item and asked Council to allow Manager Bailie to lead the discussion.

It was the consensus of Council that Manager Bailie begin the review at the start of the Thoroughfare Overlay District. Changes discussed at their prior meeting included in bold italics.

The items were reviewed and comments, changes, and consensus as indicated.

1. ***Council members agreed there was consensus on purpose.***

2. Applicability

Within this Thoroughfare overlay district, regulations shall apply to all ~~principal~~ buildings visible from the thoroughfare on lots or open uses of land constructed, reconstructed, or established after the effective date of this ordinance unless otherwise exempt. (Need to specify zoning districts that are allowed)

All buildings visible from Road

Principal buildings on lot with standards for additional buildings (Archdale and High Point)

Remove discretion by using mathematical formula (Holly Springs)

Need to check Winston and other municipalities

Specify zoning districts that are allowed or let rezoning decisions dictate? (See section 12)

08-15-06

2. Applicability

Manager Bailie discussed prior conversations concerning applicability and how was the City going to decide which buildings need to comply with this Ordinance. We talked about all buildings visible from the road which brought up the questions concerning who would make this determination. The cities of Archdale and High Point use language in their Overlays that state that the overlay applies to principal buildings on lots. There are different standards for additional buildings on the lot. We also discussed Holly Springs at our last meeting. They use a mathematical formula for determining which sides of a building should conform to the overlay. We have not checked with Winston for their standards.

There was discussion concerning any new information that staff may have received. Manager Bailie advised Council members that staff needed to know if they wished to allow any discretion. If it is your desire to do away with discretion then we could use the Holly Springs method that is based on the angle of the building and how it faces the road. This is the only Ordinance that I have seen that totally eliminates discretion.

Attorney Wilhoit advised Manager Bailie that both Randolph County and Seagrove have both passed Overlay Districts.

After discussion *it was the consensus of Council that staff investigates other options. Manager Bailie advised Council that staff would come back with some specific language and other Ordinances for Council to review.*

The next item discussed was did the City want to specify the Zoning Districts that are allowed within the Overlay District or should we let the Zoning Districts dictate that. Do you want to specify the particular zoning districts that could only be included in the Overlay or just apply it uniformly to the roads no matter what the underlying zoning district may be. I believe that it would make sense not to designate zoning districts. Residential is excluded from this and the Overlay will lay over the top of it.

It was the consensus of Council to let rezoning decision dictate.

3. Exemptions

- (a) New Residential Development: New single family, duplex or ~~twin homes~~ shall be exempt from the provisions of this overlay district.

Consensus: to exempt residential delete "duplex",- retain "twin homes"

08-15-16 change language to read: to exempt single family residential and twin homes

Consider language requiring compliance with the ordinance when the back side of residential development faces the roadway

There was discussion between Manager Bailie and Council members concerning this item.

08-15-06

After discussion it was the consensus to leave this language out of this document and add to the Zoning or Subdivision Ordinance.

- (b) (Wrong) Building Maintenance: Maintenance, repair, or remodeling of existing buildings shall be exempt. No new floor space or parking space shall be added.

(Repair how)

Consensus: OK as written

No Changes on 8-15-06

- (c) (Wrong) Expansions: Building additions, parking lot expansions or other redevelopment that creates additional building floor area or parking spaces not exceeding twenty-five percent (25%) of the floor area or parking spaces existing on the site on the effective date of this Ordinance shall be exempt from the provisions of this section, except no expansion may occur within a required setback area. There shall be only one such expansion . - (Why?)

Consensus: change last word to "exemption" Consensus on

25% exemption?

08-15-06

Manager Bailie asked if there was consensus on the 25% on this item. The way it is stated currently is:

Building additions, parking lot expansions or other redevelopment that creates additional building floor area or parking spaces not exceeding twenty-five percent (25%) of the floor area or parking spaces existing on the site on the effective date of this Ordinance shall be exempt.

There was discussion among Council members concerning at what point would someone be required to meet these Ordinances.

Mr. Stumb advised members that if someone exceeds the 25% they only have to meet the certain sections listed and building materials is not one of these requirements. If you had a metal building and you added more than 25% you could continue the theme of that structure; however the utility, lighting, parking and parking lot planning, as well as the signage would apply.

Manager Bailie explained that the way this is currently written is that someone can expand up to 25% of their floor space and not have to comply with any provisions in this Ordinance. However, if the expansion is more than 25% compliance with the certain sections would be required as discussed by Mr. Stumb. The 25% expansion is one (1) time only.

After discussion, consensus on 25%.

Any expansion beyond 25% must adhere to the following sections;

- Section 7 - Utilities A, C & D
- Section 9 - Parking Lot Design A & B
- Section 10 - Lighting B & C
- Section 11 - Signs

Revisit this section later

08-15-06

Manager Bailie suggested that Council revisit this section after the other various sections and decide what we want. We will come back and take a look at this at that time.

4. Applicable Roads and Boundaries

The Thoroughfare Overlay district shall be-consistent of the public right-of-way and these-land parcels adjoining major thoroughfares. Roads affected by this Thoroughfare Overlay District designation shall include NC 62 from Trinity School Rd. to Finch Farm; entire length of NC 62: Hopewell Church Rd. to Welborn; Welborn from Hopewell Church Rd. to Finch Farm: Unity to Finch Farm Rd.; Finch Farm Rd. to Welborn Rd.; Welborn from Finch Farm to Shadydale Acres; Surret to Hopewell Church; Turnpike to Surret and are identified on the official City of Trinity Zoning map.

8-15-06

Also suggest that we hold off in deciding what roads would be underneath the Overlay and revisit this section later.

One suggestion was to consider offering incentives for compliance (such as automatic SIAs up to a certain percentage) We can think about this later as well.

5. Development Review

No building or zoning permit or subdivision plat shall be approved which does not demonstrate compliance with the provisions of this section.

08-15-06

No Changes

6. Standards for Development within the Thoroughfare Overlay District

All development within the Thoroughfare Overlay District shall be subject to the site development standards of the underlying district, in addition to the following.

Do we need to set standard minimum setbacks if different districts have different setbacks?

Consensus: No development allowed in setback areas; Require 10ft. deep planting yard

feet from ROW

And orienting buildings closer to the road to encourage parking on the side or in back.

08-15-06

Mr. Stumb advised members there is a difference between the commercial zoning and industrial zoning districts as part of the front setbacks. It is a question of appearance. How do you want the Thoroughfare to look? Do you want the building setback far enough that there is a planting area that is devoted to either lawn or planting? Do you want the building oriented closer to the streets or do you want parking before the building. If you move the building up closer then it will mean that parking will have to go to the side or the rear. It would make sense to set a standard such as a planting area of 10 or 15 feet and making this a standard throughout the Overlay.

Attorney Wilhoit advised members that an Overlay applied standards that are in addition to the underlying zoning district that is already there.

Manager Bailie discussed with members their desire to add language concerning the requirements of a planting area 10 feet wide X number of feet from the right of way. This would be a standard planting yard in the right of way and then just let the building or the parking lot come up to the planting area.

Consensus

After discussion concerning safety issues and the location and sizes of sidewalks it was the consensus of Council to have a 10 foot buffer area. Sidewalks will be located in the right of way and must be 4 feet wide. Sidewalks will be followed by the 10 ft buffer area to be planted with trees from the designated species list. Parking may be located in front of the building.

7. Utilities:

- (A) Shielding on site utilities: All utilities and related facilities, garbage cans/dumpsters, heating, ventilation and air conditioning (HVAC) units, including on ground and rooftop mechanical systems shall be located or shielded so as to not be visible from the public right-of-way.

08-15-06

No changes

- (B) Underground Utilities: When possible, all overhead utilities shall be buried.

08-15-06

No changes

- (C) Enclosed Facilities: All manufacturing, storage, wholesale, retail sales or similar uses, other than display areas for motor vehicles sales and plant nurseries, shall be conducted within an enclosed building except as otherwise provided below.

08-15-06

No changes

- (D) Outdoor Storage: Outside storage shall be permitted only if screened from view of the thoroughfare.

08-15-06

No changes

- (E) Outdoor sales: Any area used for outdoor sales of motor vehicles shall have a five foot wide vegetated buffer at the perimeter of the sales area. Plants shall be selected from the list of recommended species.

08-15-06

There was discussion concerning the types of species available. Mr. Stumb advised members the developer could choose from this listing. The only exception to this is when commercial development abuts against residential development. In this case a row of evergreen trees will be required to form a wall or block the view to the residential area.

No Changes

- (F) ~~Loading and Garage Bay: All areas and entrances to motor vehicle repair bays shall be screened from view from the thoroughfare.~~

08-15-06

There was discussion between members and Manager Bailie concerning adding this item back. Manager Bailie. Manager Bailie discussed the way this was currently written "shall be screened from view from the thoroughfare"- does this mean that they could plant trees and screen it from view? Leave it in the front as suggested but just screen it?

Mr. Stumb advised Manager Bailie and Council members that staff could add to this with verbiage to screen from view by either trees or vegetation.

There was further discussion concerning the need to encourage business while still making development attractive. Council felt that using the buffer would address both concerns.

Consensus

After discussion, it was the consensus of Council for staff to add verbiage to allow and encourage trees to provide buffers for screening. Trees shall not be planted so as not to cause site obstruction of ingress and egress to the property.

Staff to make changes and present in new draft.

- (G) Sidewalks: When property abuts a property that is zoned residential or property where sidewalks already exist, a sidewalk with a minimum width of four (4') feet shall be installed within the right of way. Access for handicapped persons must be provided to sidewalk facilities at appropriate locations, including street intersections.

08-15-06

Discussed and agreed upon earlier under Standards for Development. No changes.

- ~~(H) Watershed detention ponds: Watershed detention ponds shall be screened with landscaping so as to obscure to the maximum extent feasible, the view from the thoroughfare.~~

Manager Bailie advised Council that someone had asked that this item be deleted.

08-15-06

Consensus

After discussion it was the consensus of Council to add this item back to the Overlay.

- (I) Fencing:

1. No Chain link fence shall be erected or constructed in any front yard.
2. Chain link fences located in the side yard shall be screened by a row of evergreen trees selected from the list of Recommended Species. Trees shall have a minimum height of three feet (3') when planted and spaced four feet (4') apart.

3. Any decorative fencing or wall shall not exceed four feet (4') and shall not obstruct a public street, intersection, sidewalk or right of way.
4. Temporary fences or gates for temporary use shall be exempt from the provisions of this ordinance.
5. Banners shall be prohibited.

08-15-06

Fencing was discussed along with screening. It was the consensus of Council that trees should not be planted that would interfere or block site views for ingress or egress to the property. The same shall apply to fencing if used. It shall not block site views for ingress or egress.

Manager Bailie advised Council that staff had considered moving #5 (Banners shall be prohibited) to the Sign Ordinance.

Consensus

Agreed with Manager Bailie that Banners be moved to be included in the Sign Ordinance.

8. Building Materials:

Exterior Building Materials: No building elevation, including foundation that is visible from the Thoroughfare Overlay District may be covered with sheet or corrugated aluminum, iron, steel, plain concrete block or exterior panelized plywood. Except, however, such materials may be used as secondary exterior finish materials if they cover no more than twenty (20) percent of the surface area of any on elevation. Buildings may consist of any of the following materials, utility brick, standard brick, stucco, synthetic stucco, colored split faced block, glass, stone or other similar high quality material for standard company construction such as Cracker Barrel. Outback, etc.



Appropriate building material

Building materials must be presented at the time zoning permits are issued.

Consensus: staff research methods of providing flexibility

- set closer to interstate so not visible from Roadway*
- establish appearance review committee*
- would need to develop standards as basis for allowing variance -for variance to be granted, should we require concessions (greater setback, more trees, etc.*

This review began by slide illustration of different buildings currently located in Archdale. Manager Bailie discussed prior conversations concerning this item at the last meeting. During that discussion we were asked to research methods of providing flexibility when issuing variances. We currently have listed that buildings may consist of any of the following materials, utility brick, standard brick, stucco, synthetic stucco, colored split faced block, glass, stone or other similar high quality

material. Manager Bailie advised Council that the first question Council had to answer was did they want to allow variances to whatever building materials that decided on. If you do want to provide some way to issue variances we will need to establish standards on which to base decisions. Manager Bailie asked for thoughts on this issue or if Council wished staff to continue to research this for options.

There was extended conversation concerning the need to provide some type of flexibility to add alternate materials such as Hardy Plank.

Manager Bailie advised members that she had conflicting thoughts on variances. It would be easier not to have variances and as new building materials are developed to incorporate them into the Ordinance. Trying to set up a procedure for allowing exemptions for something that we have not defined yet would be more different.

After further discussion concerning additions to the accepted listed building materials and the possibility of seeking recommendations from engineering staff the following consensus was determined:

08-15-06

Consensus

Add Hardy Plank to the list and allow no exceptions or additions to the Ordinance unless approved by Council.

After the consensus there was extensive discussion among Council members and Manager Bailie concerning the possibility of having developers bringing in their design for approval or denial by Council, how to allow additions to the building materials, appearance standards and who would set them, as well as the need not to be so restrictive with this Overlay to discourage businesses from locating inside Trinity. Council members did not want to be perceived as setting a precedent, capricious, or arbitrary in determining standards or making additions to the list of accepted building materials. They also felt that now was the time to work with developers and encourage development while at the same time protects the way the City of Trinity is developed.

Council members asked Manager Bailie if it were possible to have a recommended list that could be flexible. Manager Bailie advised Council that she felt the language discussed already addressed flexibility in building materials because it read, "Buildings may consist of any of the following materials, utility brick, standard brick, stucco, synthetic stucco, colored split faced block, glass, stone or other similar high quality material."

Council members asked that staff convey to proposed developers that Council may be flexible in reviewing the definition of other similar high quality material. They discussed the need for both staff members and Council to keep in mind that the goal for the City of Trinity was to encourage development.

At this time Manager Bailie asked how Council would like to proceed with this. After discussion, it was the consensus to tentatively schedule continuation of the Thoroughfare Overlay at the September Pre-Agenda.

Adjournment

Motion to adjourn the August 15, 2006 Regular Scheduled Meeting at 9:00 pm by Council member Ewings, seconded by Council member Meredith and approved unanimously by all Council members present.

These minutes were approved by the City Council at their Regularly Scheduled Council meeting held on September 19, 2006. The vote to approve the minutes as written and to include the Thoroughfare Overlay Document was 4 to 4 as follows with Mayor Andrews voting Aye for approval of the minutes.

Aye

*Council member Bridges
Council member Ewings
Council member Lambeth
Council member Reddick
Talbert Mayor Fran Andrews*

Nay

*Council member Brown
Council member Labonte
Council member Meredith
Council member*